



**TOWN OF GRAFTON**  
**ZONING BOARD OF APPEALS**

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**MINUTES**  
**ZONING BOARD OF APPEALS**  
**THURSDAY, JULY 27, 2023**  
**HYBRID MEETING**

2023 SEP - 1 AM 10:42

RECEIVED TOWN CLERK  
GRAFTON, MA

A meeting of the Zoning Board of Appeals was held on Thursday, July 27, 2023, via Zoom Conference and in person in Conference Room A at the Grafton Memorial Municipal Center.

**Members present:** Brian Waller, William McCusker, Kay Reed, William Yeomans, Peter Adams, Mitali Biswas.

**Members absent:** Jiffy Thomas

Meeting called to order at 7:03 p.m.

Chairman reads remote rules of order.

**Case #898 – 116 Upton Road - 40B**

Chad Boardman, owner and Clay Williams of Eastland Properties, give a presentation on the Reserve at Miscoe Hills – 116 Upton Street, 40B project.

- Curb cut – need to file with MADOT for work on 140 but side road not under MADOT
- Sewer – will add the sewer line giving abutters sewer tie-in with a forced main
  - Jeff Walsh of Graves Engineering, comments on sewer line

Discussion of monitoring affordable rental units. Management company to handle the procedure – keep track of tenant's income/affordability qualification.

**Discussion on development/project:**

- No wetlands near by that are being disturbed or altered
- Water and sewer will be added to the area
- Stormwater will be discharged into the current culvert
- Impervious coverage not an issue
- Parking 1.31 spots per unit
- Will revise buildings to make them smaller to add more parking
- Dumpster location – will add another dumpster location
- Mr. McCusker reads comments from the abutter regarding the easement for the driveway and the landscaping
- The larger buildings will have the 2- & 3-bedroom units
- The smaller buildings will have the 1- & 2-bedroom units
- Will meet with the Chief of Police to decide/discuss the street name
- Area has been staked – will look at saving mature growth trees

**Comments from Attorney Hill regarding the wetlands**

- Delineation has not been reviewed by Conservation
- The intermittent stream – discussion with Board and Jeff Walsh

**Comments from Jeff Walsh of Graves Engineering regarding his memo dated 7/26/2023 – see attached.**

- Mature growth trees need to be shown on the plans to try and save them
- Grafton Wetland by-law – grading of basins and protecting the no disturb buffer zone
- Landscape – no buffer
- Hydrology - very thorough analysis points
- Parking waiver request – need to make sure we have enough parking – code has changed
- Soil testing needs to be done

Attorney Dan Hill – lower parking code is more conservative

Mr. McCusker reads and acknowledges abutters comments and comments from Town Departments

Public Comments:

Colleen Roy – 53 Elmwood Street – this development would help us get to Safe Harbor

Nana Yaa Achiaa – 126 Upton Street – worried about the movement of her easement/driveway and the slope  
The Board informs the applicant that they would like to see the slope and the layout of the driveway if they intend to move it.

Discussion regarding access to the open space and trails in the back of the property.

Next steps:

- Get Kevin Dandrade – Traffic peer review
- Get Arthur Allen – Wetlands peer review – discussion of ANRAD filing

Motion made by Mr. Adams and 2<sup>nd</sup> by Mr. Waller to continue Case #898 – Upton Road Properties LLC until Thursday, August 31, at 7:00 p.m. in Conference Room A at the Grafton Memorial Municipal Center. On a roll call vote:

Ms. Reed – yes; Mr. Adams-yes; Mr. Yeomans – yes; Mr. McCusker-yes; Chairman – yes.

5-yes, 0-no motion passed. Public hearing continued.

Motion made by Mr. Yeomans and 2<sup>nd</sup> by Mr. Adams to adjourn meeting. On a roll call vote: Ms. Reed – yes; Mr. Adams-yes; Mr. Yeomans – yes; Mr. McCusker-yes; Chairman – yes 5-yes, 0-no motion passed. meeting adjourned at 9:02 p.m.

Respectfully submitted by Katrina Koshivos

*Kay Reed*

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Kay Reed - Clerk